



22 The Spinney

Plympton, Plymouth, PL7 1AG

£500,000



An executive detached family home situated in a highly sought after cul-de-sac in Plympton. The accommodation comprises lounge, snug/games room, kitchen/diner, cloakroom, four double bedrooms, master en-suite and family bathroom. There is a beautifully landscaped rear garden, a double garage and driveway allowing off-road parking for up to six vehicles.



22 THE SPINNEY, PLYMPTON, PLYMOUTH PL7 1AG

ACCOMMODATION

White uPVC door opening into the entrance hall.

ENTRANCE HALL

Obscured double-glazed window to front elevation. Engineered oak flooring. Wall-mounted upright contemporary radiator. Stairs ascending to the first floor with under-stairs storage cupboard. Doors leading through to the cloakroom, snug/games room, lounge and also the kitchen.

CLOAKROOM 6'5" x 3'10" (1.98 x 1.17)

Matching suite of close-coupled wc and a wall-mounted wash hand basin with a mosaic tiled splash-back. Obscured double-glazed window to side elevation. Tiled floor. Spotlighting.

SNUG/GAMES ROOM 13'10" x 7'10" (4.23 x 2.41)

Engineered oak flooring. uPVC curved bay window to front elevation.

LOUNGE 19'2" x 12'3" (5.86 x 3.74)

Feature fireplace with a wood mantel, surround, granite inset and hearth with 'living flame' gas fire. Television point. Engineered oak flooring. A uPVC double-glazed window to side elevation. Powder coated aluminium double-glazed bi-folding doors opening out to the rear garden.

KITCHEN 19'11" x 10'2" (6.09 x 3.12)

Attractive matching base and wall-mounted units to include integral Neff oven, multi function oven/microwave, Neff full size fridge and separate Electrolux freezer. Spaces for a washing machine and a tumble dryer. Granite worktop has inset five ring Neff hob with a stainless steel extractor hood over and one-and-a-quarter bowl sink unit with a mixer tap. Granite breakfast bar. Dual aspect with uPVC double-glazed window to front and side elevations. Spotlighting. Tiled floor. A larder storage cupboard which is underneath the stairs housing the meters. The room opens into the dining area.

DINING AREA 13'10" x 9'7" (4.22 x 2.94)

Integral overhead storage units and pull out drawers. Tiled floor. uPVC double-glazed window to rear overlooking the garden. uPVC double-glazed French doors opening out on to a natural stone patio.

FIRST FLOOR LANDING

Loft hatch. Doors leading through to the bedrooms and bathroom. Shelved airing cupboard housing the Worcester boiler and hot water tank.

MASTER BEDROOM 17'2" x 12'4" (5.25 x 3.76)

Fitted wardrobes along one wall. uPVC double-glazed window to front elevation with distant views over Plympton. Door opening into the en-suite.

EN-SUITE 6'5" x 5'10" (1.98 x 1.79)

Attractive matching suite of corner shower cubicle with fitted shower, close-coupled wc with hidden cistern and a wash hand basin inset into high-gloss vanity storage cupboards below. Stainless steel heated towel rail. Tiled walls. Tiled floor. Obscured double-glazed window to front elevation.

BEDROOM TWO 12'2" x 11'5" (3.71 x 3.48)

Fitted wardrobes. uPVC double-glazed window to rear elevation.

BEDROOM THREE 11'11" x 11'5" max (3.65 x 3.48 max)

uPVC double-glazed window to rear elevation overlooking the garden.

BEDROOM FOUR 11'5" x 8'7" max (3.48 x 2.62 max)

uPVC double-glazed window to front elevation. Fitted wardrobes.

BATHROOM 7'1" x 5'5" (2.17 x 1.66)

Attractive white suite of panelled bath with fitted shower over, close-coupled wc with hidden cistern and wash hand basin inset into vanity storage cupboards below. Stainless steel heated towel rail. Tiled walls. Tiled floor. Obscured double-glazed window to side elevation.

OUTSIDE

The property is approached by a brick paved driveway which runs alongside the property allowing off road parking for up to six vehicles to the fore of the double garage. The main section of front garden is laid to lawn and a brick paved path leads up to the front door. A wrought iron courtesy gate opens into a private landscaped garden backing onto woodland creating a perfect place to entertain family and friends with a natural stone patio and a large decked seating area. There is a section of lawn, raised planters with mature acers, a plum tree and herb bed. Steps lead down to a further decked area where there stands a garden shed and access to an under deck storage area.

DOUBLE GARAGE 17'7" x 16'9" (5.38 x 5.12)

Electric roller door. Light and power. uPVC double-glazed window to side elevation.

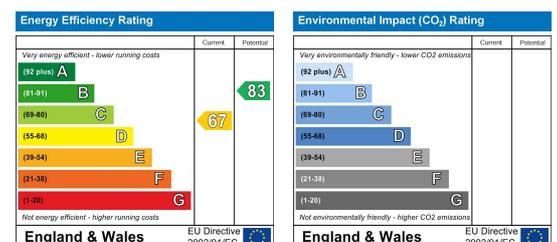
Area Map



Floor Plans



Energy Efficiency Graph



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